

Public Document Pack

Date of meeting Tuesday, 30th September, 2014
Time 7.00 pm
Venue Committee Room 1. Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham

Conservation Advisory Working Party

AGENDA

PART 1 – OPEN AGENDA

1 DECLARATIONS OF INTEREST

To receive Declarations of Interest from Members on items included in this agenda

2 MINUTES OF PREVIOUS MEETINGS (Pages 3 - 4)

To agree as a correct record, the minutes of the meeting held on 29 July, 2014

3 PREVIOUSLY CONSIDERED APPLICATIONS (Pages 5 - 8)

To receive the decisions of applications which have been previously considered by this Working Party

4 NEW APPLICATIONS RECEIVED (Pages 9 - 16)

To make observations on new applications received.

5 CONSERVATION AND HERITAGE FUND (Pages 17 - 20)

To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer

6 URGENT BUSINESS

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Allport, Mrs Bates, Mrs Burnett (Chair), Miss Cooper (Vice-Chair) and Naylor

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 29th July, 2014

Present:- Councillor Mrs Gillian Burnett – in the Chair
Councillors Allport, Mrs Bates, and Miss Cooper
Representing Mr L Chatterton, Newcastle Civic Society
Outside Bodies Mr F Colella, Staffordshire Parks and Gardens Trust
Mr C Wakeling, Staffordshire Historic Buildings Trust

1. **APOLOGIES**

Apologies were received from Mr R Redgewell (Newcastle Civic Society) & Mrs Berresford, Betley Parish Council

2. **DECLARATIONS OF INTEREST**

Mr Wakeling declared an interest as a fellow of Keele University

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the meeting held on 17 June, 2014 be agreed as a correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

Resolved:- That the decisions on applications previously considered by this Working Party be received.

5. **NEW APPLICATIONS RECEIVED**

Resolved:- That the following observations be made on the applications listed below:-

| <u>App No</u> | <u>Proposed development and name of applicant</u> | <u>Comments</u> |
|---------------|--|---|
| 14/00433/FUL | Ground floor rear extension, garage extension and roof lights to rear. Windrush. 1 Bowhill Lane Betley Mr Potts | The Working Party raise no objections in principle but any damage or loss of trees from the footprint of the garage, associated drains and the roof pitch would not be supported due to the impact that the loss of trees would have on the appearance of the |

Conservation Advisory Working Party - 29/07/14

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| | | conservation area. |
| 14/00456/FUL | Change of use to nail bar and alterations to shop front. 27 Ironmarket, Newcastle Mr Linh | The Working Party raise no objections subject to conditions securing more specific joinery details, materials and roller shutter details. |
| 14/00453/FUL | Demolition of existing cottage 27 Hardingswood Road, Kidsgrove Mrs Stanworth | The Working Party object to the detrimental impact that the demolition would have on the appearance of the conservation area. |
| 14/00476/FUL | Proposed 65 apartment extra care scheme Homestead, May Place, Brampton Road, Newcastle Wrekin Housing Trust | The Working Party object due to it representing overdevelopment of the site that would adversely affect views out of the conservation area |
| 14/00467/FUL | Erection of WW1 memorial sculpture and seating with pathway Brampton Park, Brampton Road, Newcastle Aspire Housing | The Working Party agree with the concept of the proposal but the location and use of materials is not considered acceptable. A strategically sited development would be more acceptable and bronze or cast iron materials should be explored. |

COUNCILLOR MRS GILLIAN BURNETT
Chair

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items can be found in the public access section of the Council's website and a direct link to the application is provided in the last column.

| Reference | Location and Applicant | Development | Working Party Comments | Planning Decision |
|-----------------------------------|--|--|---|--|
| 14/00313/FUL | 1 Post Office Square, The Holborn, Madeley | Retention of rear extension with alterations to elevation. | The Working Party considers that the use of render should be kept to a minimum and so only the section built in breeze blocks should be rendered and should be painted a recessive colour to be agreed, and not white. | Permitted by delegated powers on 16 July 2014. www.newcastle-staffs.gov.uk/planning/1400286LBC |
| 14/00355/FUL & 14/00356/LBC | Tudor House, Main Road, Betley | Retention of alterations to NW gable elevation. | No objections | Permitted by Planning Committee on 5 th August 2014 www.newcastle-staffs.gov.uk/planning/1400355FUL |
| 14/00381/ADV | Barnes Bar, Keele University | Proposed fascia signs | No objections | Permitted by delegated powers on 21 July 2014 www.newcastle-staffs.gov.uk/planning/1400381/ADV |
| 14/00373/ADV | Former First Choice Travel, Castle Walk, Newcastle | Illuminated fascia and projecting sign | No objections | Permitted by delegated powers on 28 th July 2014 www.newcastle-staffs.gov.uk/planning/1400373FUL |

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|--------------|---|--|--|---|
| 14/00398/FUL | Grass verge near Clayton Hall Cottages, Clayton Road, Newcastle | Replacement of the existing 15m monopole and installation of 2 equipment cabinets. | No objections to the proposal but the Working Party feels that the proposed increase in height for the pole is the maximum height acceptable within the Conservation Area and that the pole should stay white and cabinets should be painted green as existing. | Permitted by delegated powers on 16th July 2014 www.newcastle-staffs.gov.uk/planning/1400398FUL |
| 14/00030/OUT | Wood Lane Methodist Church, High Street, Wood lane | Demolition of existing church and erection of 6 dwellings. | The Working Party objects to the demolition of the church a maintained keynote building in the area and the last surviving church in Wood Lane, making a significant contribution in the streetscene. It represents a threatened typology of urban character in north staffs in terms of its relationship with the existing terraces, street layout and its social history. The proposal in design terms does not outweigh the loss of this heritage asset in the community. More work needs to be undertaken to understand its significance (architect), consider alternative uses as well as consultation within the community on loss of the asset. | Permitted by delegated powers on 24 th June 2014 www.newcastle-staffs.gov.uk/planning/1400030OUT |

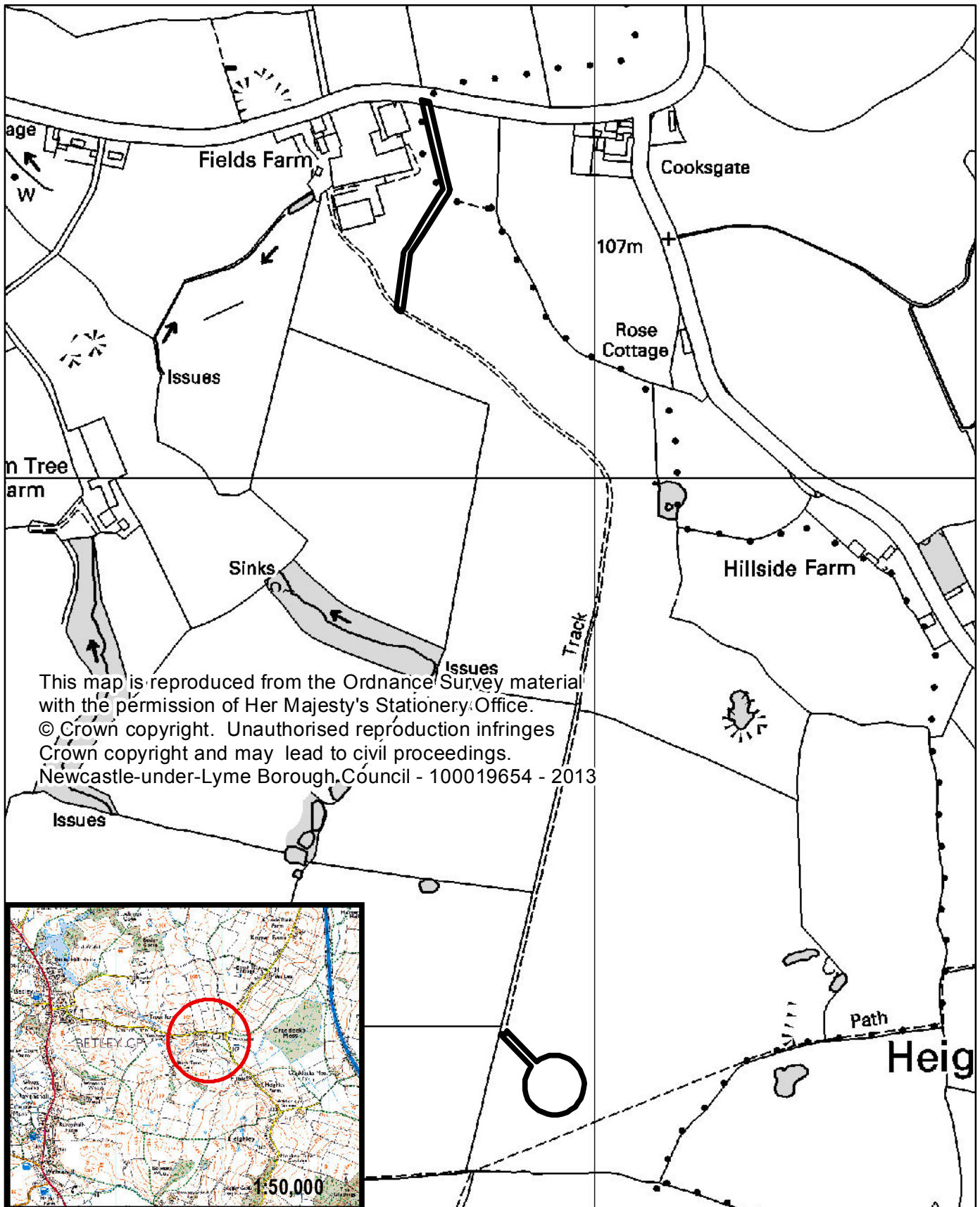
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|--------------|---|---|--|---|
| 14/00433/FUL | Windrush, Bowhill Lane, Betley | Ground floor rear extension garage extension and roof light to rear | The Working Party raise no objections in principle but any damage or loss of trees from the footprint of the garage, associated drains and the roof pitch would not be supported due to the impact that the loss of trees would have on the appearance of the Conservation Area. | Permitted by delegated powers on 22 nd August 2014 www.newcastle-staffs.gov.uk/planning/1400433/FUL |
| 14/00456/FUL | 27 Ironmarket, Newcastle | Change of use to nail bar and alterations to shop front | The Working Party raise no objections subject to conditions securing more specific joinery details, materials and roller shutter details. | Permitted by delegated powers on 1 September 2014 www.newcastle-staffs.gov.uk/planning/1400456FUL |
| 14/00453/FUL | 27 Hardingswood Road, Kidsgrove | Demolition of existing cottage | The Working Party object to the detrimental impact that the demolition would have on the appearance of the conservation area. | Permitted by Planning Committee on 26 th August 2014 www.newcastle-staffs.gov.uk/planning/1400453FUL |
| 14/00467/FUL | Brampton Park, Brampton Road, Newcastle | Erection of WW1 memorial sculpture and seating with pathway | The Working Party agree with the concept of the proposal but the location and use of materials is not considered acceptable. A strategically sited development would be more acceptable and bronze or cast iron materials should be explored. | Permitted by delegated powers on 15 th August 2014 www.newcastle-staffs.gov.uk/planning/1400467FUL |

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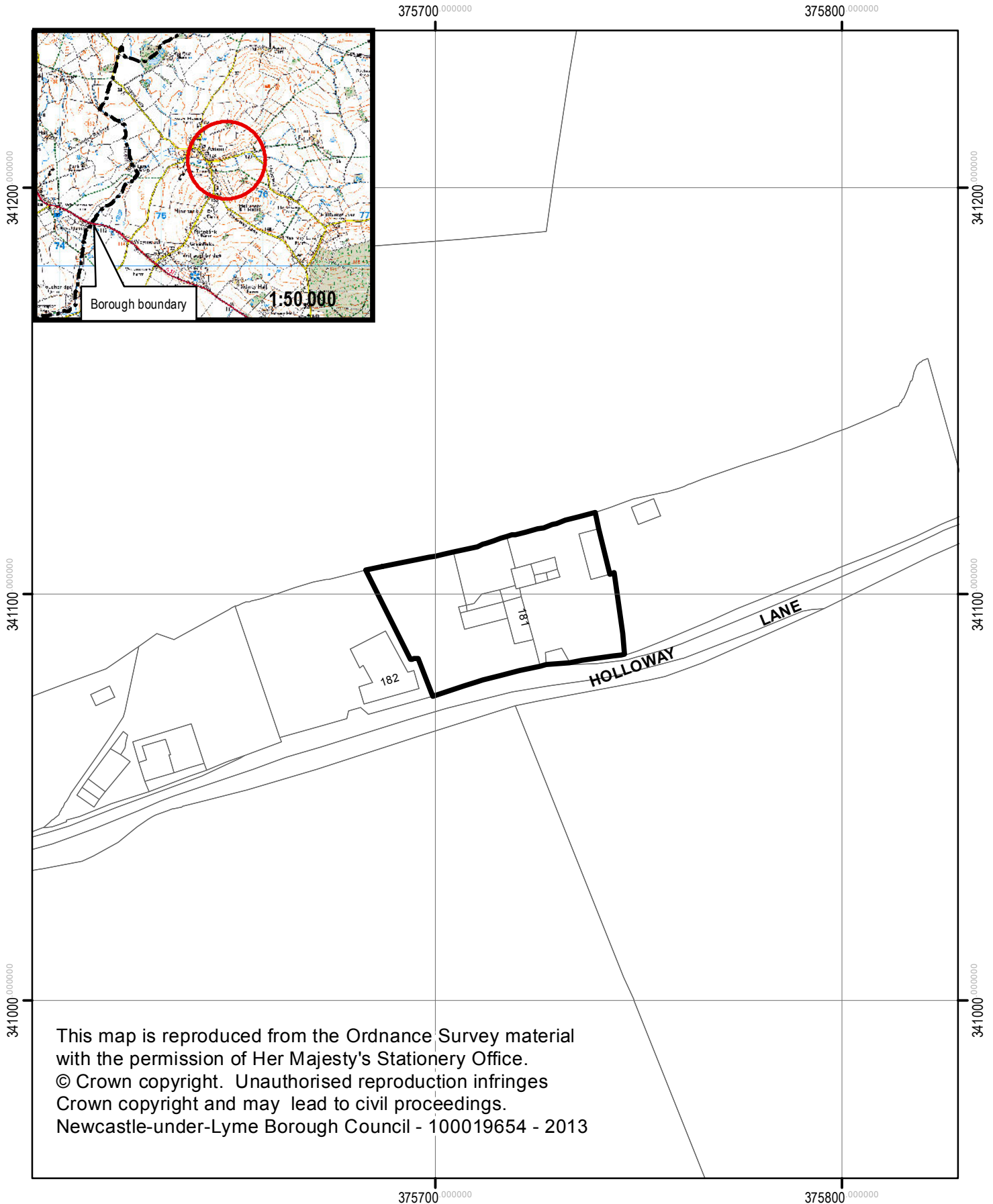
CONSERVATION ADVISORY WORKING PARTY

| Reference | Location and Applicant | Development | Remarks | Link |
|------------------------------|--|--|--|--|
| 14/00636/FUL | Land south of Fields Farm, Church Lane, Madeley | Erection of 30m wind turbine | Location 750m north of Heighley Castle remains, may affect other heritage assets within 5km radius | www.newcastle-staffs.gov.uk/planning/1400636FUL |
| 14/00691/FUL | Old Works, Moss Lane, Madeley Chamberlain Developments | Erection of detached cottage | Within Madeley Conservation Area | www.newcastle-staffs.gov.uk/planning/1400456FUL |
| 14/00669/FUL 14/00702/LBC | 181 Aston Mr and Mrs Chatburn | Conversion of barn connected to former farmhouse to residential use, conversion of outbuilding to utility room, new rear porch, new external doors windows and rooflights. | Affects a Grade II listed building and adjacent to listed farmhouse. | www.newcastle-staffs.gov.uk/planning/1400702LBC |

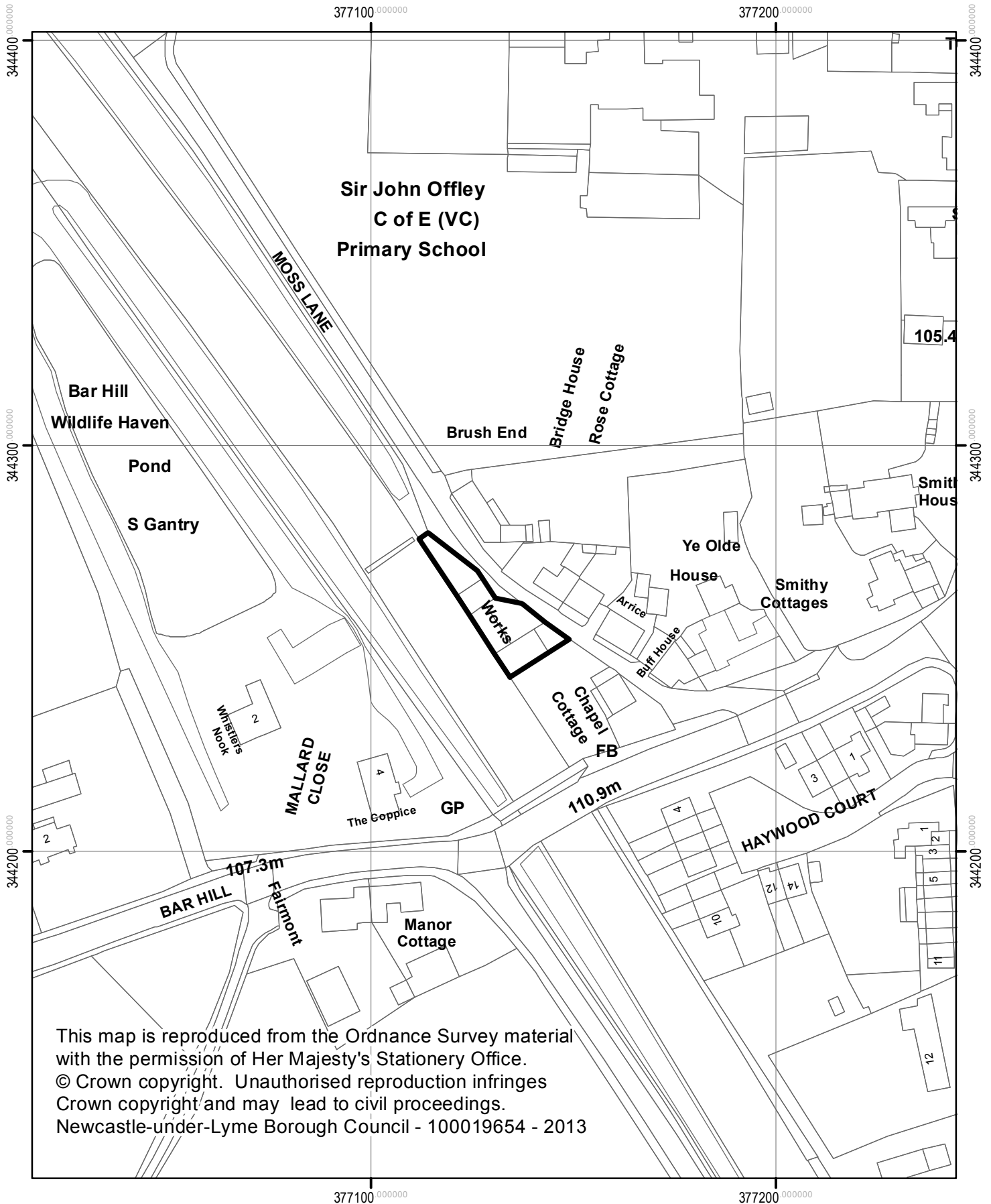
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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Newcastle Methodist Church, Merrial Street (Ref: 14/15002/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that a grant of £527 for window repair and replacement on Merrial Street frontage of the Methodist Church.

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the repair and replacement of windows and give the Working Party an opportunity to express its views on that application.

An application has been received from Newcastle Methodist Church which is situated within Newcastle Town Centre Conservation Area. The building is an important historic building within the Conservation Area. The application is for the selective repair of the main frontage windows. The 16 windows are currently in a mixed state of repair and two are required to be replaced. These will be replaced like for like. The total cost of this work is £5,268.

The Church was offered a small grant of £216 in January 2014 for repairs to the valley roof and this new application concerns additional work which is required to keep the building in a proper state of repair.

The amount of grant available to the Church is modest at 10% towards the repair costs for buildings within Conservation Areas.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with approximately £20,000 in the Fund (allowing for commitments).

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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – St Thomas’s Church, Butterton (Ref: 14/15003/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that a grant of £1,013 be approved for the repair of the vestry ceiling and removal of dry rot.

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the repair of dry rot and the vestry roof and give the Working Party an opportunity to express its views on that application.

An application has been received from St Thomas’s Butterton Parochial Church Council for a grant to help with the cost of unexpected work which has arisen during the present works. The Church was recently awarded its third grant from the Fund in March 2014 for £5,000 towards the cost for repair to high level stone work with some replacement, re-roofing of the south transept, chancel and north transept, lime mortar repair and French drain installation to solve water penetration problems. The total cost of this work was over £170,000 and it is almost complete.

The ceiling was opened up to investigate crack movement and this revealed a concealed dry rot outbreak within the ceiling structure. Specification for the additional work has been drawn up by conservation architects overseeing the current scheme of repairs. The total cost of this work is £5,065. The Church has received funding in the past from the Historic Building Grant Fund. It was allocated £8,000 and £2,000 respectively in 2006 and 2007.

The Church is a Grade II* Listed Building within the Butterton Conservation Area and as such is one of the most important historic buildings in the Borough. Fortunately the dry rot has been discovered before it has done serious damage to the internal timbers and masonry and it is important to help to preserve the Church and its future and the current request is a relatively modest amount.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with approximately £20,000 in the Fund (allowing for commitments).

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